

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF GENERAL SERVICES



**Consolidated Maintenance Services for the Administrative Office of the Department of Motor Vehicles (DMV), Frank D Reeves Center, and the Department of Employment Services (DOES)**

**DCAM-16-NC-0005**

Addendum No. 4  
Issued: October 22, 2015

This Addendum No. 4 is issued and hereby published on the DGS website on October 22, 2015.

**Item # 1 Questions and Answers:**

Responses to questions received. **See Attachment A.**

**Item # 2 Amend Section B Supplies and Services and Cost as follows:**

- a. **Delete:** Section B Supplies and Services and Cost.
- b. **Replace with:** Amended Section B Supplies and Services and Cost, Price Schedule for DMV, Reeves Center, and DOES as follows: **See Attachment B.**
  - 1) unit prices for waste management;
  - 2) hourly rate for Janitorial and Custodial - Emergency Callback; and
  - 3) modifies unit prices for "Excess of 6' Snow Removal" and "Excess of 6' Snow Removal-overtime.

**Item # 3 Amend Section C.3.5. Energy Management Control Systems as follows:**

Section **C.3.5.1.1** Maintenance and Repairs, **paragraph C.3.5.1.1.2**

Delete the last sentence: However, regardless of how these critical services are performed.

**Item # 4 Section C.3.8. Operations, Maintenance, Repair, and Improvement Services:**

- a. Amend Subsection **C3.8.1 Operations, Maintenance and Repairs - 3.8.1.8 Preventive Maintenance (PM) Program** as follows:

1) Paragraph C.3.8.1.8.6 **Preventive Maintenance Schedule.**

**Delete:** The Contractor shall submit an annual schedule for the accomplishment of all PM to the COTR not later than ten (10) days after contract start work date and submit updates to PM Schedule as necessary to ensure the PM Schedule remains current.

**Replace with:** The Contractor shall submit an annual schedule for the accomplishment of all PM to the COTR **within ten (10) days after contract award** and submit updates to PM Schedule as necessary to ensure the PM Schedule remains current.

2) Paragraph C.3.8.1.8.9 **PM Cycles Greater than Twelve (12) Months.**

**Delete:** The Contractor shall keep a separate record of any building equipment or systems with a PM cycle greater than twelve (12) months (defined by the contract period: base year and each option year). This record shall be submitted ninety (90) days before the expiration of each option year and include estimates of work to be performed.

**Replace with:** The Contractor shall keep a separate record of any building equipment or systems with a PM cycle greater than twelve (12) months (defined by the contract period: base year and each option year). This record shall be submitted within 10 days of Contract Award and 90 days before the expiration of each option year and include estimates of work to be performed.

- b. Amend Subsection **C3.8.2 Property Inspection and Property Records - C.3.8.2.1.Preventive Maintenance (PM) Program** as follows:

1) **Delete:** Paragraph C.3.8.2.1.1 Initial Deficiency List (IDL)

The Contractor shall walk through the completed Facility after any transition period and post-construction to inspect the Facility and all equipment and develop and submit an Initial Deficiency List (IDL) to specify all building equipment, components, structures, and deficiencies. The Contractor will be reimbursed upon initiation of the contract for any deficiencies noted by the Contractor and accepted by the District through the COTR. The Contractor shall note any damage or incomplete work in the IDL. Failure to identify all required or needed repairs or replacement shall result in the Contractor's increased liability for the repair and replacement of items exceeding the deductible threshold described in C.3.20.2.

**Replace with: RESERVED**



2) Paragraph C.3.8.2.1.2 **Investigation of Existing Conditions paragraph C.3.8.1.2.1**

**Delete:** The report, which may include remaining items from IDL, shall be submitted to the COTR within sixty (60) days of the contract start date.

**Replace with:** The report shall be submitted to the COTR within sixty (60) days of the contract start date.

3) Paragraph C.3.8.2.1.6 **Contractor Verified Building Inventory**

**Delete:** As part of the PM program requirements the Contractor shall create the building equipment inventory including quantity, type, manufacturer, and exact location of all equipment as described in the New Building Transition Requirements, Attachment J.11. The Contractor shall include only the equipment that is installed under the construction contract and tied permanently to the building. The Contractor shall not be responsible for the maintenance and repair of occupant equipment.

**Replace with:** As part of the PM program requirements the Contractor shall update or create the building equipment inventory including quantity, type, manufacturer, and exact location of all equipment. The Contractor shall include only the equipment that is installed and tied permanently to the building. The Contractor shall not be responsible for the maintenance and repair of occupant equipment.

4) Paragraph C.3.8.2.10.2 **Property Records Paragraph C.3.8.2.10.2:**

**Delete:** Within thirty (30) days of contract award, the Contractor shall transfer property records for the Facility into a computerized data base.

**Replace with:** Within thirty (60) days of contract award, the Contractor shall transfer property records for the Facility into a computerized data base.

**Item # 5 Amend Section C.3.10.1.1 Custodial and Janitorial Services as follows:**

**Delete:** ii. Empty recyclables on a daily basis from offices where large and mid-sized centralized containers are located. Centralized containers shall be large white corrugated boxes approximately 42" high holding white ledger paper or mixed paper and smaller corrugated boxes approximately 18" high holding newspapers. Centralized containers shall be composed of a plastic material.

**Replace with:** ii. Empty recyclables on a daily basis from offices where large and mid-sized centralized containers are located. Centralized containers shall be **composed of a plastic material** or large white corrugated boxes approximately 42" high holding white ledger paper or mixed paper and smaller corrugated boxes approximately 18" high holding newspapers

**Item # 6 Amend Section C.3.11 Landscaping Services as follows:**

- a. Section C.3.11.9 Green Roof.

**Delete:** Green Roofs consist of different types of ground cover intermixed. The Contractor shall provide supplemental irrigation once each week for the first growing season.

- b. **Delete:** Section C.3.11.10 Irrigation Services in its entirety.

**Replace with:** RESERVED.

- c. Section C.3.11.15 Water Treatment Program.

**Delete:** The Contractor shall develop and submit a comprehensive Water Treatment Program to the COTR thirty (30) days after contract start.

**Replace with:** The Contractor shall develop and submit a comprehensive Water Treatment Program to the COTR sixty (60) days after contract start.

**Item # 7 The proposal due date is amended as follows:**

**Delete:** All references to proposal due date or submission date on the cover page, Sections L.3.1., Addendum No. 2, and Addendum No. 3.

**Replace with:** November 4, 2015 at 2:00 pm

**Item # 8 Revise Section C.1. Scope of Work.**

**Delete:** The Government of the District of Columbia, Department of General Services (the District) is seeking a Contractor to provide consolidated maintenance services including the management supervision, labor, materials, supplies, and equipment (except as otherwise provided) to ensure effective performance of Operations, Maintenance and Repair (OM&R) services at the Administrative Office of the Department of Motor Vehicles (DMV), Frank D. Reeves, Center (Reeves Center), and the Department of Employment Services (DOES) specified in Sections J.9 (Building Description).

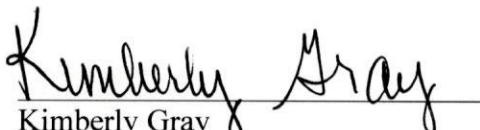
**Replace with:** The Government of the District of Columbia, Department of General Services (the District) is seeking to engage up to three (3) Contractor(s) to provide consolidated maintenance services including the management supervision, labor, materials, supplies, and equipment (except as otherwise provided) to ensure effective performance of Operations, Maintenance and Repair (OM&R) services at the Administrative Office of the Department of Motor Vehicles (DMV), Frank D. Reeves, Center (Reeves Center), and the Department of Employment Services (DOES) specified in Sections J.9 (Building Description).



**Item # 9 Revise Section C Specification/Work Statement**

**Delete:** All reference to “**Deductible Threshold**” in its entirety from the following Sections:

1. C.1.2 Definitions
2. C.3.8 Operations, Maintenance, Repair, and Improvement Services
3. C.3.16 Service Call Operations and Tenant Environment
4. C.3.19 Consolidated Maintenance Services Personnel and Administrative Requirements
5. C.3.20 Reimbursable Services

  
Kimberly Gray  
Manager, Goods and Services

  
Date

- End of Addendum No.4 -